



PORTAGE COUNTY

MEETING MINUTES

BOARD OF ADJUSTMENT

PORTAGE COUNTY ANNEX
CONFERENCE ROOM 5
1462 STRONGS AVENUE
STEVENS POINT, WI 54481

Monday, July 22, 2024

4:00 PM

REMOTE ATTENDANCE & COMMENT

To attend this meeting by telephone : dial 1-872-242-7813, after dialing the number you will then be asked to enter in a meeting number. Use the following meeting number: 831 630 716 then press #.

To attend this meeting by video: [Join the meeting now](#)

The Board of Adjustment will conduct on-site inspections of the petitioners' premises on Monday, July 22, 2024, prior to the meeting, leaving the Annex approximately 2:00pm; arriving on-site for PET-2024-010 (Hull) approximately 2:15 pm, and arriving on-site for PET-2024-012 (New Hope) approximately 3:15 pm.

CALL TO ORDER

The Board of Adjustment meeting was called to order at 04:00 PM .

ROLL CALL

Members Present-Attending in Person: James Garbe , James Hopp, Dennis Meis, Jason Pingel

Members Excused: Brandon Taylor, Paul Cieslewicz

Staff Attending: Chris Mrdutt, Emmett Simkowski, Tim Reed, Gayle Stewart

Others Attending: Bill Omernik, Jacob Szynskie (via phone), Allen Smith, Nick Hintz, Chad Pritzl (via phone)

PLEDGE ALLEGIANCE TO THE FLAG

ELECTION OF OFFICERS

1. Chairperson

Mrdutt called for nominations for Chairperson. James Hopp nominated James Garbe as Chairperson. Mrdutt called for nominations two additional times. There being no other nominations for Chairperson, motion to approve Garbe as Chairperson carried by voice vote, with no negative votes.

2. Vice Chairperson

Garbe called for nominations for Vice-Chair. James Hopp nominated Jason Pingel as Vice-Chair. Garbe called for nominations two additional times. There being no other nominations for Vice-Chair, motion to approve Pingel as Vice-Chair carried by voice vote, with no negative votes.

3. Secretary

Garbe called for nonnomination for Secretary. James Garbe nominated James Hopp as Secretary. Garbe called for nominations two additional times. There being no other nominations for Secretary, motion to approve Hopp as Secretary carried by voice vote, with no negative votes.

CORRESPONDENCE

PUBLIC NOTICE

Members of the public who wish to address the Committee on specific agenda items must register their request at this time, with such comments subject to the public comment ordinance and the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.

APPROVAL OF MINUTES

4. Approval of Minutes from June 17, 2024 Meeting

A motion was made by Jason Pingel, seconded by Dennis Meis, to Approve. Motion to Approve carried by voice vote, with no negative votes.

DISCUSSION/POSSIBLE ACTION

5. Discussion/Possible Action Re: Special Meeting Attendance (Portage County Ordinance 3.1.47 & 3.1.48)

- Request for special meeting attendance
- Approval of attendance of special meetings
- Special meeting attendance reports

Nothing to report - no action.

PUBLIC HEARINGS

6. Petition No. PET-2024-010, Town of Hull, Owners, of property located at 4550 Wojcik Memorial Dr, being part of the SW¼, of the NE¼, Section 15, T24N, R8E, Parcel #020240815-03, located in the Town of Hull, wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested to construct a 128 foot by 42 foot storage building exceeding the 3,200 square feet accessory building space, exceeding the 2:1 length to width ratio for accessory building space, and exceeding 20 foot maximum height for accessory buildings, in the R4 Multiple Family Residential Zoning District.

Mrdutt explained the requests.

Bill Omernik was sworn in and explained the Town's request. This will be a 3-sided structure to store all equipment out of the elements; no chemicals will be stored. Omernik was excused.

Jacob Szynskie, surrounding property owner, spoke via phone. He questioned visibility of the structure from the road. Mrdutt explained the structure will only be visible when there are no leaves on the trees.

There were no other members of the public wanting to speak on this matter.

Mrdutt read the Special Exception Standards. Garbe noted the property is over 38 acres, currently zoned R4, Multiple Family Residence, and the town may rezone the property in the future.

No other discussion. Garbe closed deliberations and asked for a motion to approve, deny, or postpone.

A motion was made by Dennis Meis, seconded by James Hopp, to approve the request with the following conditions:

1. Obtain a Portage County Zoning Permit.
2. All exterior lighting on structures must be downcast and directed away from neighboring residences and/or roads.
3. Height of the Building not to exceed 25 feet.

Motion to Approve carried by roll call vote, with no negative votes.

7. Petition No. PET-2024-012, Allen Smith, Representative of owner, Hand Spanked Beef LLC, of property located at 9172 Rolling Hills Rd, being part of the NE¼, of the SE¼, Section 31, T24N, R10E, Parcel # 026241031-13.02, located in the Town of New Hope, wherein a Special Exception from the provisions of the Portage County Zoning Ordinance is requested for the addition and improvements on an existing butcher shop within the A2 – Agricultural Transition District where a Special Exception is required for the proposed use.

Simkowski explained the request.

Simkowski read into the record an email received from James Dombrowski expressing his concerns about storage of deer carcasses.

Allen Smith was sworn in and detailed his request. He said he would like to go from one to two locations, add two coolers and freezer space, add a new bathroom, have an addition for a separate tank for blood and washing vats, in addition to adding new septic tanks.

Nick Hintz was sworn in and there was lengthy discussion on storage of steer heads and carcasses. It was noted that some customers want the heads returned and they are stored where they are easily accessible to the customers. It was understood this can create concern with other animals coming around.

Chad Pritzl, surrounding property owner to the north, spoke via phone and commented he had the same concern regarding animal waste/storage.

It was noted by Simkowski this is a legal non-conforming use and BOA can expand the legal use. It was noted there were no other members of the public wanting to speak on this matter.

Garbe closed testimony and opened deliberations. Mrdutt read the Special Exception Standards. There was additional discussion on storage of animal heads/carcasses in an enclosed container or structure of some sort, possibly utilizing the old facility. Garbe closed deliberations and asked for a motion to approve, deny, or postpone.

A motion was made by James Hopp, seconded by Jason Pingel, to Approve the request with the following conditions:

1. Obtain a Portage County Zoning and Stormwater/Erosion Control Permit for all structures and impervious surfaces.
2. Outside of the additions noted on the site plan of this request, an additional 1,000 square feet may be added without Board of Adjustment reconsideration.
3. The two parcels that house the current use and proposed structures shall be legally combined prior to issuance of a zoning permit in order to comply with setbacks.
4. A 10-foot vegetative buffer shall be maintained along the south property line.
5. All exterior lighting on structures must be downcast and directed away from neighboring residences.
6. All required permits from local, state and federal agencies are required to be adhered to.
7. Minor site plan changes may be administratively approved provided no variances or special exceptions would be required.
8. All animal waste is to be stored in an enclosed container or building.

Motion to Approve carried by roll call vote, with no negative votes.

NEXT MEETING DATE

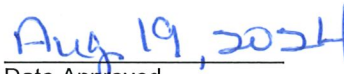
Next meeting scheduled for August 19, 2024.

ADJOURNMENT

A motion was made by James Hopp, seconded by Jason Pingel, to Adjourn. Motion to Adjourn carried by voice vote, with no negative votes. Meeting adjourned at 4:58 pm.


Gayle Stewart, Recording Secretary


James Hopp, Secretary


Date Approved